

# 2007 BAR BC PROJECT COMPLETION REPORT

STARTED JULY 25 2007 ENDED NOVEMBER 1 2007

Struthers Burt and Horace Carncross homesteaded and started building the Bar BC Ranch in 1912 and the period of significance for the ranch is 1912-1941. It was destined to become one of the best known dude ranches in the West. In 1990 the Bar BC Dude Ranch Historic District was listed on the National Register. The ranch is located about 3 miles North of Moose, Wyoming on the West bank of the Snake River.

The Bar BC 2007 project consisted of four buildings, HS-1366 Main Cabin, HS-1377 Office Cabin, HS- 1382 Dude Cabin and HS-1386 Carncross Cabin. Three of the buildings 1366, 1377, and 1382 underwent stabilization work and 1386 received the beginnings of a complete restoration.



**HS-1366 Main Cabin**



**HS-1377 Office Cabin**



**HS-1382 Dude Cabin**



**HS-1386 Carncross Cabin**

# **HS-1366**

## **MAIN CABIN**

The 2007 project work on the Main Cabin consisted of interior roof support stabilization, removal of a small add on addition in danger of collapsing and stripping the roof with one by material to provide support and stability for roof tarps.

The interior roof support was confined to areas of deterioration that compromised the integrity of the roof such as rotted eve logs and purlins. This was done not only for support of the roof tarp system but also to provide safe access onto and on the roof for human activity.



**HS-1366 Interior roof support**



**HS-1366 Interior roof support**



**HS-1366 Interior roof support**



After the fire in the Main Cabin in 1936 the building underwent a reconfiguration with the building of several additions to the main structure. One of these only partially remained and was causing further deterioration of the structure by supporting a non-working valley drain, causing severe strain on the main structure as the addition processed through its collapse and also provided an unsafe working environment. It was determined since it was not part of the original structure and because of its detrimental effect on the portion of the main structure where attached that it should be removed as part of the stabilization process. Attached floor plan shows area removed.



**HS-1366 partial addition removal**



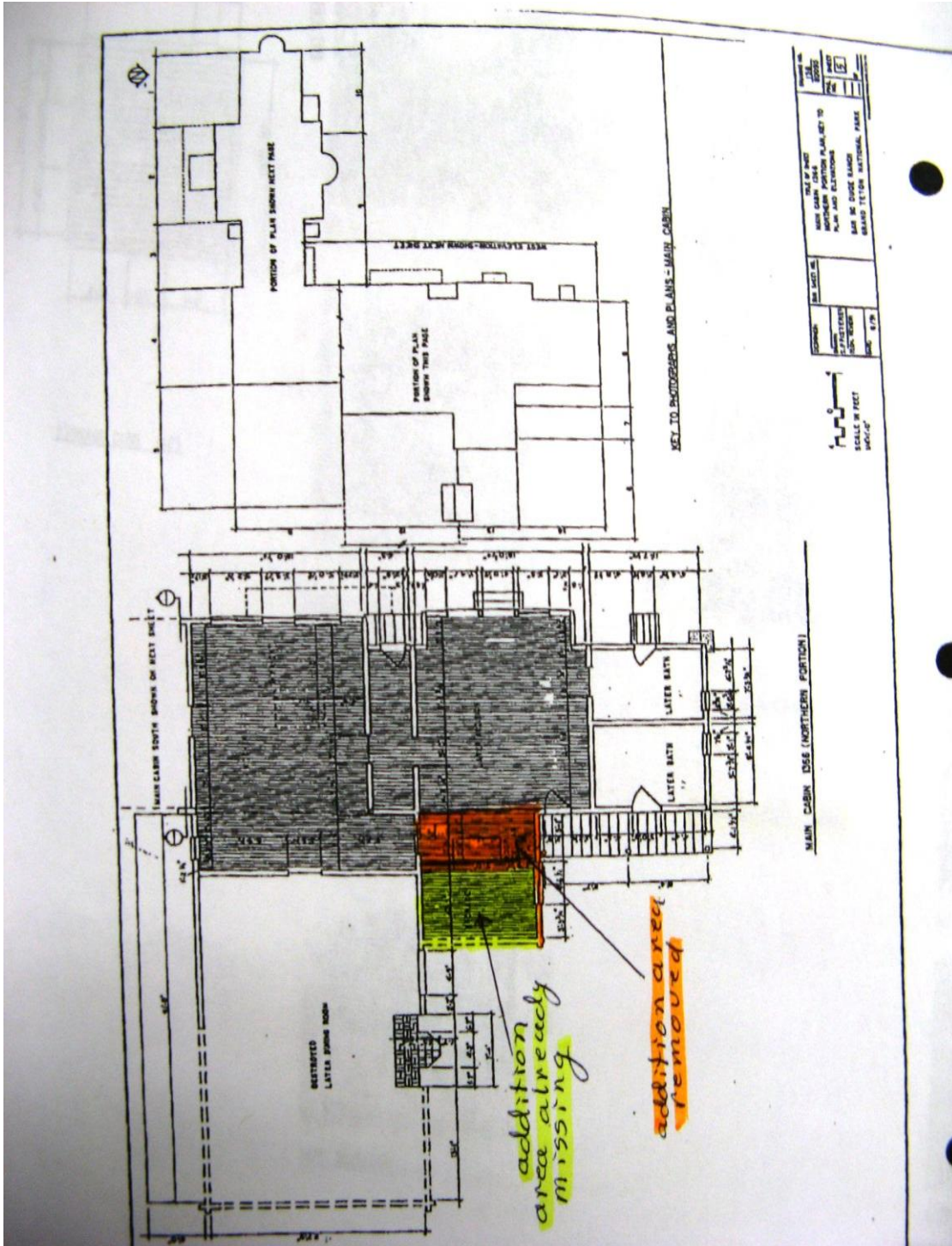
**HS-1366 partial addition removal**



**HS-1366 after removal**



**HS-1366 after removal**





To help maintain the Main Cabin's remaining structural integrity it was deemed necessary to protect the buildings interior by covering the roof. Heavy duty poly ultraviolet resistant tarps were used for this purpose. Labor and material costs were considered and the tarp system chosen over other methods as a temporary protective preservation method. The roof was strip sheeted with 1 X material salvaged from the disassembled hay sheds located at the historic Aspen Ridge Ranch in GRTE. These consisted of varying lengths and widths. They were used to provide a solid fastening point using wind screws to attach the tarps to the roof. The spacing between the boards varied according to need but did not exceed 24 inches. Horizontal runs were made along all slopes and also all ridges, gable edges and eve edges were strip sheeted. Where the tarps tucked back under the eaves they were also used if a solid fastening material was not available. Once the roof was strip sheeted the tarps were stretched over the roof and fastened to the stripping boards with wind screws.



**HS-1366 notice tarp on roof in upper left**



**HS-1366 stripping and tarp cover**



**HS-1366 stripping for tarps**

# HS-1377

## Office Cabin

The Office Cabin (HS-1377) served as the office and mailroom for the guests staying at the Bar BC Ranch. This building also served as the tool and supply shed for our 2007 project. The East half of the South side of the Office Cabin had three logs roll out from the building leaving the cabin open to the weather and animals. The roll out of the three logs was caused from a collapse of the underlying rock supports, a rotting sill log and a rotted corner post at the SE corner. To stabilize the problem before further damage occurred it was decided to replace three bottom logs, the corner post and the supporting rock. New logs were hand peeled on site, the corner log and rock came from onsite.



**HS-1377 roll out of 3 logs**



**HS-1377 roll out of 3 logs**



**HS-1377 3 logs removed and wall braced**



**HS-1377 new logs, corner post and support rock**



# **HS-1382**

## **Historic Dude Cabin**

The historic dude cabin (HS-1382) is in poor condition. Needing to protect the cabins support infrastructure from further deterioration it was decided to tarp the roof as was done on the Main Cabin. The same procedures were used on HS-1382 as on HS-1366.



**HS-1382 before roof was tarped**

# **HS-1386**

## **CARNCROSS CABIN**

The Carncross Cabin is of significant value not only as the cabin of one of the original owners (Horace Carncross) but also of its importance to the Bar BC Ranch that is now the oldest standing Dude Ranch in Grand Teton National Park. Struthers Burt and Dr. Carncross started the Bar BC Ranch after being associated with the JY Ranch, the oldest dude ranch in GRTE, until its removal as per the agreement to initiate the LSR Reserve

The project goal was to stabilize and preserve the cabin as much as possible. WCHP personnel upon inspecting the site found that not much could be done in the way of stabilization because the structure was in imminent danger of total collapse. To loose the cabin would lead to the loss of its exact location and orientation, measurements and all the small details associated with keeping it as historically correct as possible. It was decided that a disassembly of wall sections while keeping as much of the historic fabric as possible, was the best way to maintain this significant feature of the Bar BC Ranch. Removing the wall sections would also allow for placement of concrete footers and pier stem walls to support a sod roof and snow load. The bottom two logs on all sides of the cabin were gone from deterioration, the rock piers had settled and moved providing no support, the river rock chimney with a rubble foundation had given way and was pushing the entire cabin from North to South, a large tree had fallen across the cabin from the South and the entire roof was missing. It was determined that the dismantling of the cabin after taking precise measurements was the only way to save the cabin as an important feature of the ranch.

The cabin style was hog trough with no log notching at the corners. To dismantle the wall sections the nails at the corners and interior wall location were cut from the attached 2" X 10" and 2" X 8" vertical wall and corner ties. The cabin was constructed using 6 separate wall sections and 1 interior wall section. These sections were sandwiched using 2" X 8" vertical boards positioned interior and exterior vertically across from each other.



**HS-1386 South View**



**HS-1386 North East View**





**HS-1386 Corner Post and Hog Trough**



**HS-1386 Sandwiching Wall Together  
Also Floor Stingers Resting On Dirt**

To move the walls once they were sandwiched and separated at the vertical ties, straps were attached to each section and lifted with a crane. They were set far enough away to allow access to the building site for the pier footers and stem walls to be formed and poured with rebar reinforced cement. The crane was also used to move the intact portion of the chimney off the North wall to allow for its removal.



**HS-1386 Moving Chimney off North Wall**



**HS-1386 Moving North Wall**

Once the walls were set aside batter boards were placed for string lines to mark each side and corner of the original cabin. A level transit was used to set elevation on the batter boards. The string lines were adjusted to match the cabin dimensions and square. The location of each corner pier and the two piers where the sidewalls and interior wall attached were located and excavated to a depth of 42" (frost depth) with a backhoe. The forms for the pier footers were built to the proper dimensions and placed in the proper excavated hole. The forms were aligned plumb off of the string lines and set to elevation by means of the transit level. When the forms were plumb and level rebar was placed in the forms for reinforcement and they were poured with cement. While the cement in the footers was curing the forms for the stem walls were built and then installed on top of the

footers. These were also aligned, leveled and set to the correct elevation. Rebar was also used in the stem wall forms as reinforcement before pouring with cement. The stem wall forms had block outs to provide for a floor joist ledger on the finished pier. Footers and foundation pier walls were placed to provide the needed support for the replacement of the historic sod roof, winter snow load, floor joist support and prevention of reoccurrence of cabin collapse. The chimney will have a steel reinforced pad placed under it to support the weight of the rubble style construction and rebuilt to original dimensions.



**HS-1386 Typical end footer**



**HS-1386 Typical Center Footer**



**HS-1386 Typical End Stem Wall**



**HS-1386 Typical Center Stem Wall**



**HS-1386 Poured Stem Wall Forms**



**HS-1386 Forms Removed**





**HS-1386 Pier With Floor Joist Ledger**



**HS-1386 End Pier With Floor Joist Ledger**



**HS-1386 Center Pier**



**HS-1386 End Pier**

The stem wall forms were removed and after curing all excavation was backfilled. The hog trough 2 X material and the wall sections along with the logs were restacked on blocks to keep them off the ground. The area was cleaned up and tools, supplies and materials stored for the winter.



**HS-1386 Piers Backfilled**



**HS-1386 Logs Stacked**



**HS-1386 Restacking Wall Sections**



**HS-1386 Material and Wall Sections**

**CREW**-Greg Dodson, Hank McCurdy with occasional help from the Whitegrass Crew.

**Greg Dodson**  
**Preservation Specialist**  
**WCHP/GRTE**  
**January 2008**